PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

in average height but less than 25'.

I, or we, John W. & Joyce A. Flannery legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1801.2.C.1 to permit a distance between

buildings of 16 feet instead of the required 25 feet for a building over 20 foot

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Garage cannot be added in rear of house because of grade, therefore it must be attached to side of house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balkingre County adopted pursuant to the Zoning Law For Baltimore County.

Address 12 Shoreham Court Baltimore, Maryland 21236 256 2010 Protestant's Attorney Petitioner's Attorney

of______, 197 9, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had refore the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

BALTIMOF DUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3353

GHOMMAH 3 MAILIW ZONING COMMISSIONER

October 9, 1979

Mr. & Mrs. John W. Flannery 12 Shoreham Court Baltimore, Maryland 21236

> RE: Petition for Variance W/S of Shoreham Court, 424.07' N of Beaconsfield Drive - 11th Election District John W. Flannery, et ux - Petitioners

NO. 80-83-A (Item No. 11)

Dear Mr. & Mrs. Flannery:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

RE: PETITION FOR VARIANCE W/S of Shoreham Ct., 424.07' N of Beaconsfield Dr., 11th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY JOHN W. FLANNERY, et ux, : Case No. 80-83-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524, 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 5th day of September, 1979, a copy of the abregoing Order was mailed to Mr. and Mrs. John W. Flannery, 12 Shoreham Court, Baltimore, Maryland 21236, Petitioners.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner September 13, 1979 John D. Seyffert

Director of Planning and Zoning Petition 80-83A. Item 11

> Petition for Variance for building separation West side of Shoreham Court, 424.07 feet North of Beaconsfield Dr. Petitioner - John W. Flannery, et ux

11th District

Tuesday, September 18, 1979 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this

JDS:JGH:rw

Beginning at a point on the west side of Shoreham Court 424.07' north

of Beaconsfield Drive and known as Lot 6 Block "A" as shown on Plat of

"Nottingham Village" Area Four Section One and recorded among the Land Records of Baltimore County in Plat Book E. H. K., Jr. #38 Folio #49.

Also known as 12 Shoreham Court.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. John W. Flannery 12 Shoreham Court Baltimore, Maryland 21236

Petitioner Flannery

Petitioner's Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this of <u>July</u>, 1979

WILLIAM E. HAMMOND

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

Building Department Board of Education Industrial Development

Realth Department

Project Planning

State Reads Commission

dureau of

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 4, 1979

Mr. and Mrs. John W. Flannery 12 Shoreham Court Baltimore, Maryland 21236

Department of

RE: Item No. 11 Petitioner - Flannery Variance Petition

Dear Mr. & Mrs. Flannery:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the peoperty. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NEC/sf

Enclosures

and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had dit further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, IT IS ORDERED by the Zoning Commissioner of Baltin are County, this 9th day of October, 1979, that the herein Petition for Variance to permit a reduction in distance between buildings of sixteen feet in lieu of the requited twenty-five feet, for the expressed purpose of constructing an attached garte to be over twenty feet in height, but less than twenty-five feet, should be and the same is GRANTED, from and after the date of this Order, subject to the app val of a site plan by the Department of Public Works and the Office of Planning and Zoning. Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day of _____, 197 __, that the above Variance be and the same is hereby DENIED.

BALT: ORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

33 NE 28 Pos. Sheet NE 9 G Topo 72 Tax Map

M-NW Key Sheet

THORNTON M. MOURING DIRECTOR

August 17, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #11 (1979-1980) Property Owner: John W. & Joyce A. Flannery W/S Shoreham Ct. 424.07 N. Beaconsfield Dr. Existing Zoning: DR 16 Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for a building over 20' in height but less than 25'. Acres: 0.181 District: 11th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

END: EAM: FWR: SS cc: J. Wimbley

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117406, executed in conjunction with the development of Nottingham Village - Section 1, of which this property is Lot 6 Block "A" Nottingham Village Area Four, Section One, Sheet 1 of 2, recorded E. H. K., Jr. 38,

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in cornection with this Item #11 (1979-1980).

Very truly yours,

Elleworth N. Diver, P.E.

office of planning and zoning TOWSON, MARYLAND 21204 (301) 494-3211 John D. Seyffert XXIOUDIXBRAGEX

August 28, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #11, Zoning Advisory Committee Meeting, July 9, 1979, are as follows:

Property Owner: John W and Joyce A. Flannery Location: W/S Shorenam Court 424.07' N. Beaconsfield Drive Existing Zoning: D.R.16 Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for building over 20' in height but less than 25'. Acres: 0.181 District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning and Development

BUREAU OF ENVIRONMENTAL SERVICES

Comments on Item #11, Zoning Advisory Committee meeting of

but less than 251

Metropolitan sewer and water exists. Therefore, no health

0.181

John W. & Joyce A. Flannery

W/S Shoreham Ct. 424.07 N Beaconsfield Dr.

Variance to permit a distance between buildings of 16° in lieu of the required

25° for a building over 20° in height

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner

Office of Planning andnZoning

July 9, 1979, are as follows:

Location:

Acres:

hazards are anticipated.

LJF/JRP:ph&

District:

Existing Zoning:

Proposed Zoning:

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. **DEPUTY STATE AND COUNTY HEALTH OFFICER**

battimore county fire department TOWSON, MARYLAND 21204

Paul H. Reincke

Care

August 10, 1979

Zoning Commissioner of Baltimore County

William E. Hammond Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: N. Commodari, Chairman

Zoning Advisory Committee

Ro: Property Owner: John W. & Joyce A. Flannery Location: W/S Shoreham Ct. 424.07' N Beaconsfield Dr.

Item No. 11

Gentlemen:

Zoning Agenda Meeting of 7/9/79

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______fect along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. Λ second means of vchicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976

Edition prior to occupancy. () 6. Site plans are approved as drawn.

() 3. The vehicle dead end condition shown at

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Caft footh K. W. 8/10/19 Approved: Acoust M Negarity

Planning Group: Approved: Fire Prevention Bireau

Special Inspection Division

department of permits and licenses TOWSON, MARYLAND 21204 Ted Zaleski

August 13, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21201

Dear Mr. Hammond:

Comments on Item #11 Zoning Advisory Committee Feeting, July 9, 1979 are as follows:

Property Owner: John W. & Joyce A. Flannery Location: W/S Shoreham Ct. 424.07' N Beaconsfield Dr. Existing Zoning: D.R. 16 Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for a building over 20' in height but less than 25'.

District: $11 \, \text{th}$

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit. F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file

an application for a building permit.

X G. Wood frame walls are not permitted within 3'0" of a property line.

Contact Building Department if distance is between 3'0" and 6'0"

of property line. (Θ) 4'-0 from interior lot line a 3/4 hour rated wall

is required.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section ____

I. No Comment.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Charles E. Burnham, Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: July 9, 1979

kE: Item No: 8, 9, 10, 11, 12 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Field Representative

Very truly yours,

ENP/bp

MARCUS M, BOTSARIS

ROGER O, HAYDEN ROBERT Y. BUSEL, FORGERSPAINS RIC ARD W. TRACEY, D.V.M.

Survey of property known as #12 Shoreham Court, also known as Lot#6 Block"A" as shwon on Plat of "MOTTINGHAM VILLAGE" Area Four Section One and recorded among the land records of Ealtimore County in Plat Book D.H.K., JR., 33 Folio #49. SCALE 1"= 30' PUBLIC BILLITIES EXIST IN ROAD -SHOREHAM COURT Macadam | Intersection of Storingm St. & The Beamnestial Crive. R=50.00' L = 42.05 LzbiMin. Setback Line #10 5HOCHAM FRANK S POLINEVE SHELTON 7-31-29 11-773 Tot G LEBRANCE Block "A" Live Fackary 8 LINE IS 12! 70.00' \$ 18' UTILITY EASEMENT. NO3'49'56"W ZONING: DRIG

SHURSHAM PORRY HALL BLVD.

ZONING : DRIG.

ATTACHMENT TO PETITION FOR JOHN W. STOKE A. FLANNING

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this ______ ? 9 Filing Fee \$ 75 William E. Hammond, Zoning Commissioner

Petitioner Ihn wi Joya A. Flann , Submitted by Joya Flann Petitioner's Attorney Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REPORT OF THE PROPERTY OF THE P	No. 83129
DATE August 21, 1979 ACCOUNT	01-662
AMOUNT_	\$25.00
RECEIVED JOYNA A. Plannery	
FOR: Filing Fee case no. 80-	B3-A
285 8 CRAIG 23	2 5.0 C 48c
VALIDATION OR SIGNAT	JRE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD.,____August_30_____, 19-79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., acceptanceson day of _September_____, 19.79., the first publication appearing on the 30th day of August

JUN FOR VARIA

ZONING: Petition for Variance for building separation

LOCATION: West side of Shoreham Court, 424.07 feet North of Beaconsfield Drive

DATE & Ti-3: Twi 1ay, September 18, 1979 at 9:46 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W, Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

timore County, will hold a public hearing:
Petition for Variance to permit a distance between buildings of 18 feet instead of the req ired 25 feet for a building over 20 feet in average height, but less than 25 feet.
The Zoning Regulation to be excepted as follows:
Section 1B01.2.C.I.—Building separation.

tion
All that parcel of land in the Eleventh District of Baltimore County
Beginning at a point on the west side of the Shoreham Court 424.07 north of Beaconsfield Drive and known as Lot 6 Block "A" as shown on Plat of "Nottingham VII-lage" Area Four Section One and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 38 Folio 49.
Also known as 12 Shoreham Court Being the property of John W. Flannery, et uz, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday Section

pain filed with the Zoning Department.

Hearing Date: Tuesday, September 18, 1979 at 9:46 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapsake Avenue, Towson, Maryland, By Order of:

WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Aug. 30.

Cost of Advertisement, \$_____.

* PETITION FOR VARIANCE PETERIN FOR VARIANCE
2/NING: Petition for Visiance
for hinding separation
£/DGATION: Wast side of
£/DGATION: Wast side
£/DGATION: Wast North
£/DGATION: Tuesday, Septemper 18, 979 at 9:45 A.M.
£/DHILIC HEAFING: Room 108,
£/DGATION: Toward,
£/DGATIO Maryland
The Zoning Commissioner of
Baltimore County, by suthority of
the Zoning Act and Regulations of
Baltimore County, will hold a psp-

Baltimore County, will hold a piga-hic hearing:
Petition for Valance to permit a distance between buildings of 16 lest instead of the required 25 feet for a building over 20 feet in aver-age height, but less then 25 feet.
The Zoning Regulation to be ex-cepted as follows:
Section 1801.2 C.1 - Building separation. separation
All that parcel of land in the Eteventh District of Baltimore Eternith District of Bertimore County
Beginning at a point on the west side of Shoreham Ce 424.07*
north of Besconsfield has and known as Lot 6 Block "A" as shown on Plat of "Nottingham Village" Area Four Section One and recorded among the Land Records of Battimore County in Plat Books E M K. Jr. No. 36 Folio No. 49.
Also known as 12 Shoreham Court

Being the property of John Wi Flennery, et ux, as shown on plat-pian tited with the Zoning Department
Hearing Date: Tuesday, September 18, 1979 at \$45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY THE TIMES NEWSPAPERS

TOWSON, MD. 21204 August 30

19 79

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - John W. Flannery, et ux was inserted in the following:

- ☐ Catonsville Times
- ☐ Arbutus Times X Essex Times
- ☐ Towson Times
- ☐ Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for ______successive weeks before the 31stday of August 19 79, that is to say, the same was inserted in the issues of August 30. 1979.

STROMBERG PUBLICATIONS, INC.

PETITION	Wall Map				Duplicate		Tracing		200 Sheet	
	date	Ьу	date	by	date	by	date	by	date	Shee
Descriptions checked and outline plotted on map										5,
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District	Date of Posting 9/3/79
Posted for: Paletier for	Carana
Petitioner: Jekn 70 1	Laxely
Location of property: 445 8	Larrery Romenan Cl., 427,07' N
Charmsfield An	
Location of Signs: 17-11	superty (#12 Shoreham (t)
Remarks:	
Posted by Signature	Can Date of return: 9/7/79
1 sign	

		10 N.	- 80 <u>-83-4</u>
3 1	OR: Posting & Advertiding Property Cas		00 no
	AMOUNT \$ 10 12		
	DATE Sept. 17. 1979 ACCOUNT 01-662		
	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No.	83189



